

GRANT DEED

(Substation Site on Kansas Avenue)

WHEREAS the City of Riverside, California, a municipal corporation, acting by and through its Board of Public Utilities, and pursuant to resolution of the Board of Public Utilities of said City of Riverside, adopted September 19th, 1949, desires to acquire for a price of Three Thousand and no/100 Dollars (\$3,000.00) lawful money of the United States, the hereinafter described real property, and the Mayor and Council of said City of Riverside, California, having first consented to said acquisition by resolution adopted and approved by said Mayor and Council on the 23rd day of August, 1949;

NOW, THEREFORE, in consideration of the payment of Three Thousand and no/100 Dollars (\$3,000.00), receipt of which is acknowledged by the execution of this deed, HUNTER ENGINEERING COMPANY, a California corporation, as grantor does grant unto the CITY OF RIVERSIDE, a municipal corporation, as grantee, that certain real property situate in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 24, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Government Survey, particularly described as follows:

Commencing at a point of intersection of the easterly line of Kansas Avenue with the northerly line of the Southwest quarter of the Northeast quarter of said Section;

Thence Southerly along the easterly line of Kansas Avenue, 661.73 feet to a point on the northerly line of the Southwest quarter of the Southwest quarter of the Northeast quarter of said Section, for the point of beginning;

Thence continuing southerly along said easterly line of Kansas Avenue, 75 feet;

Thence at a right angle easterly, 100 feet;

Thence at a right angle northerly, 75 feet;

Thence at a right angle westerly, 100 feet to the point of beginning.

This deed is made upon the condition that for a period of twenty-five (25) years from the date hereof, the said property shall be used only for municipal utility purposes; and if during said period such use of said property is discontinued, the title thereto shall revert to the grantor or its successors, upon payment of the sum of Three Thousand and no/100 Dollars (\$3,000.00) to the City of Riverside. In the event of such reversion, the City agrees to remove all improvements which it may have placed on the property.

IN WITNESS WHEREOF, said Hunter Engineering Company has, on the 23rd day of September, 1949, hereunto caused its corporate name to be subscribed and its seal affixed by itsPresident and Secretary, thereunto duly authorized by resolution of its Board of Directors.

HUNTER ENGINEERING COMPANY

RECORDED 10-11-49

/s/ J. L. Hunter, President

BOOK 1114, P. 450 ET

/s/ F. E. Robinson

#1159

1 RESOLUTION OF THE BOARD OF PUBLIC UTILITIES
2 OF THE CITY OF RIVERSIDE, CALIFORNIA, FOR
3 THE PURCHASE OF A CERTAIN PARCEL OF LAND
4 LOCATED IN THE CITY OF RIVERSIDE, CALIFORNIA,
5 PASSED AND ADOPTED JULY 29th, 1949

6 --

7 WHEREAS, it is shown by the Board of Public Utilities of
8 the City of Riverside, California, that the City of River-
9 side, acting by and through its Board of Public Utilities
10 and the approval of the Mayor and Council of said City hav-
11 ing by a certain ordinance, resolution adopted August 23rd,
12 1948, together by and through the parcel of land hereinafter
13 described, for a site of a transmission utility substation,
14 to be used for the purpose of the electric light current
15 and for the use and for the person hereinafter mention-
16 ed, to-wit:

17 that certain land property situate in the City
18 of Riverside, County of Riverside, State of Califor-
19 nia, described as follows:

20 All that portion of the Southwest quarter of the
21 Southwest quarter of the Northeast quarter of
22 Section 14, Township 17 North, Range 5 West, San
23 Bernardino Meridian, as shown by United
24 States Government Survey, particularly described
25 as follows:

26 Beginning at the point of intersection of
27 the easterly line of Kansas Avenue with the
28 southerly line of the Southwest quarter of the
29 Northeast quarter of said Section;

30 thence southerly along the easterly line of
31 Kansas Avenue, 331.78 feet to a point on the
32 southerly line of the Southwest quarter of the
33 Southwest quarter of the Northeast quarter of
34 said Section for the point of beginning;

35 thence continuing southerly along said east-
36 erly line of Kansas Avenue, 75 feet;

37 thence at a right angle easterly, 100 feet;

38 thence at a right angle southerly, 75 feet;

39 thence at a right angle westerly, 100 feet to
40 the point of beginning;

41 to be purchased from Miller Engineering Company, a California
42 corporation, for a price of Three Thousand and no/100 Dollars
43 (\$3,000.00).

44 The deed conveying said property to the City of River-
45 side shall contain a provision in the form of a condition

1 subsequent that the land is sold and conveyed for use as
2 a substation by the Electric Department of the Department
3 of Public Utilities of the City of Riverside, and will re-
4 vert to the grantor upon repayment to the City of the pur-
5 chase price, and within a period of twenty-five years the
6 use of the property for substation purposes is discontinued.

7 WHEREFORE I DEMAND that the City Auditor be and
8 he is hereby authorized and directed to draw his warrant
9 on the Electric Light Company for the payment of the
10 purchase price in the amount of three thousand dollars
11 (\$3,000.00), and also his warrant for the payment of the
12 small charges, including overhead of the electric
13 for connection with the purchase of said property in such
14 amount as may be determined, and also that the Mayor and
15 City Clerk of the City of Riverside, or such Mayor and
16 City Clerk as President and Secretary of the Board of
17 Public Utilities of the City of Riverside are authorized
18 to execute the usual order instructions in this name and on
19 behalf of the City of Riverside for the execution of said
20 purchase, and also that the City Auditor be and he is hereby
21 authorized and directed to deposit the purchase price warrant
22 in such name, notwithstanding upon acceptance by resolution
23 of the Board of Public Utilities by the seller, at the expense of the
24 seller, of the usual policy of title insurance.

25 WHEREFORE I DEMAND that the provisions of the
26 resolution heretofore adopted on the 29th day of July, 1945, in-
27 sofar as they relate to the purchase of property therein des-
28 cribed as Parcel A be and they are hereby rescinded and
29 superseded by this resolution. This Resolution is adopted to
30 correct such in so far as it appears in the description of the
31 property described in said resolution as Parcel A. Otherwise
32 said Resolution remains in full force and effect.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

I, W. G. SALES, City Clerk of the City of Riverside,
California, and ex-officio Secretary of the Board of Public
Utilities, hereby certify that the foregoing resolution was
duly and regularly introduced and adopted by the Board of
Public Utilities of said City at its meeting held on the
19th day of September, 1948, by the following vote:

Aye: Commissioners Freeman, Lynn, Emtman, and Webb;
and, ^{supr} Evans.

Abst: None.

Absent: None.

THE FOREGOING CERTIFICATE I have personally not by hand and
assisted the official seal of said Board.



City Clerk of the City of Riverside,
California, and ex-officio Secretary
of the Board of Public Utilities

CITY ATTORNEY
RIVERSIDE
CALIFORNIA